

TSENTAS



THE
RESIDENCES

A luxury home has to
be immaculate,
absolutely spotless.

RICHARD DORN

THE
RESIDENCES



CONSTANTINOPOLE RESIDENCE



ANTHEA RESIDENCE



TIDES RESIDENCE

DEDICATED

PROFESSIONAL

METICULOUS



PERSEAS RESIDENCE



CIRCE RESIDENCE



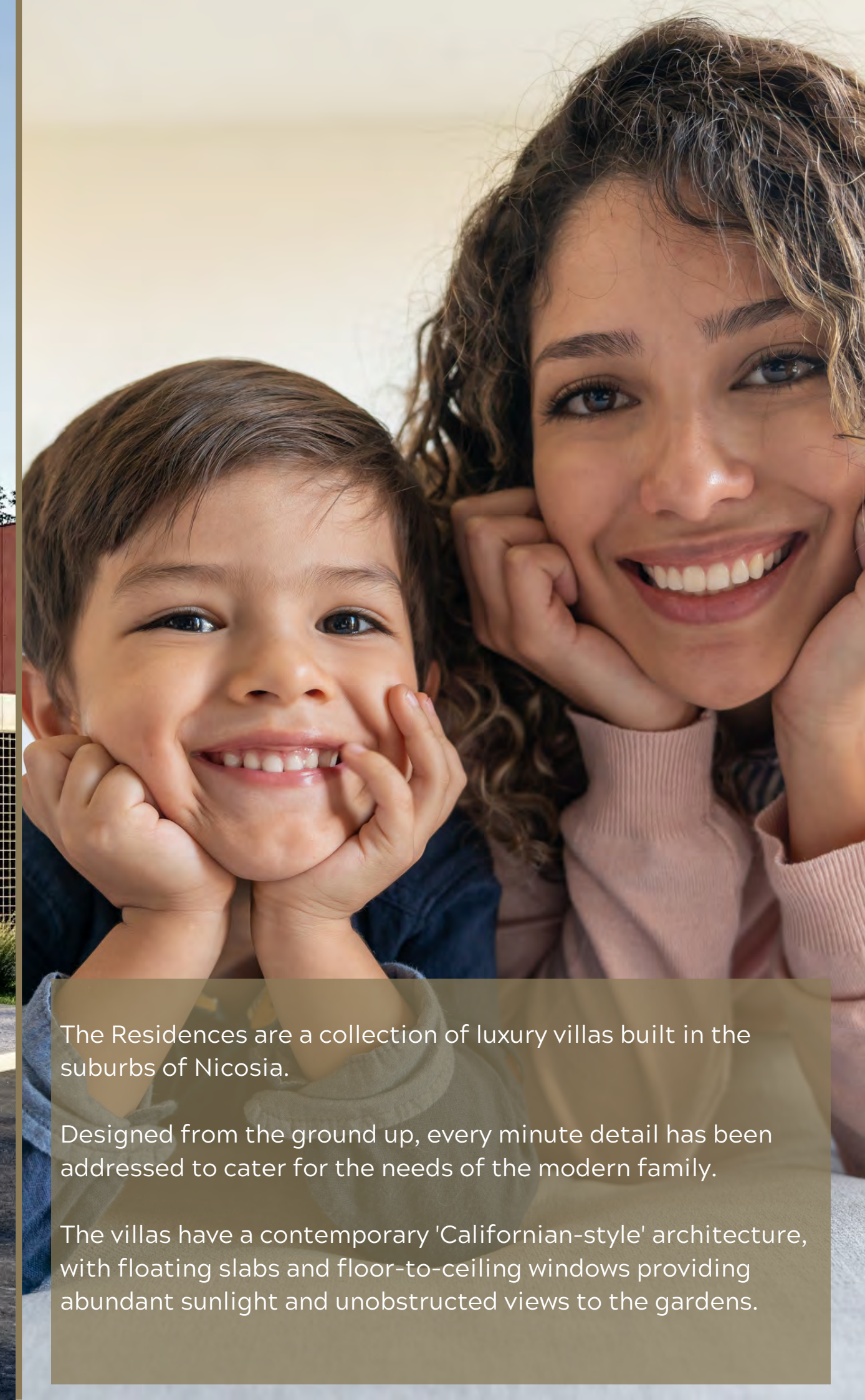
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Our story

Established in 1979, Tsentas is recognized as one of the leading luxury real estate companies, with a portfolio that includes some of the most recognizable buildings in Cyprus. Tsentas developments provide the highest quality construction, combined with superior avant-garde architecture and design.

A team of award-winning architects and engineers ensure that uncompromising standards of design and construction are met for every building. Every Tsentas project is appointed with the highest quality products in the industry. With an emphasis on teamwork and a strong customer-focused philosophy, expectations are met and exceeded.

Welcome to a tradition of excellence in design and craftsmanship.



The Residences are a collection of luxury villas built in the suburbs of Nicosia.

Designed from the ground up, every minute detail has been addressed to cater for the needs of the modern family.

The villas have a contemporary 'Californian-style' architecture, with floating slabs and floor-to-ceiling windows providing abundant sunlight and unobstructed views to the gardens.

The dialogue between client and architect is about as intimate as any conversation you can have, because when you're talking about building a house, you're talking about dreams.

ROBERT A. M. STERN



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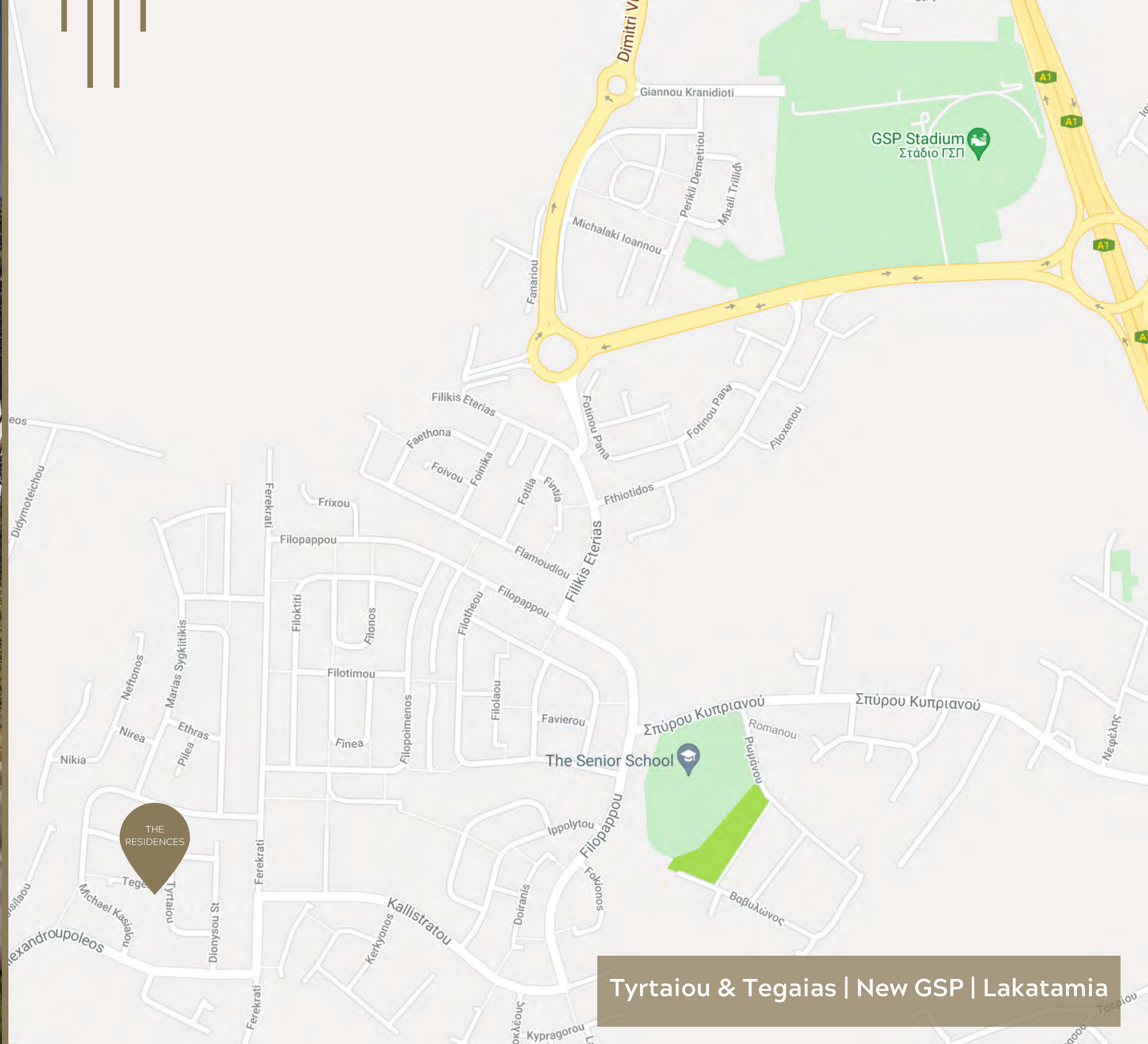
The villas are located in a beautiful area in the suburbs of Nicosia.

The neighborhood has recently enjoyed a surge of new luxury residences due to its proximity to the city as well as to all major road networks.

There are a plethora of amenities in the vicinity, including schools, sports centers, bakeries, and other convenience shops.



Your new
neighbourhood



Tyrtaiou & Tegaia | New GSP | Lakatamia



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Luxury Specifications



AVANT-GARDE DESIGN



UNRIVALLED
CONSTRUCTION QUALITY



'A' HIGHEST THERMAL
EFFICIENCY RATING



FULL AIR-CONDITIONING
INSTALLATION



UNDERFLOOR CENTRAL
HEATING WITH HEAT-PUMP



PHOTOVOLTAIC SYSTEMS



LUXURY GERMAN KITCHENS
BY EGGERSMANN



HARDWOOD PARQUET
FLOORING



OVER-FLOW SWIMMING
POOL



BARBEQUE AREA



BUILT-IN FIREPLACE



FLOOR-TO-CEILING
OPENINGS



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Cyprus

Cyprus is the third largest island in the Mediterranean sea. It is located at the crossroads of three continents, Europe, Africa, and Asia. It is a member state of the European Union and part of the Eurozone area. In recent years it has enjoyed strong economic growth.

Cyprus has a pleasant Mediterranean climate with year-round sunshine. Stunning coastlines, golden sandy beaches and clear blue waters that coexist in harmony with two mountain ranges ripe with wild natural beauty and peaceful, picturesque villages. Cypriots are known worldwide for their hospitality and friendliness, but also for the famous Cypriot cuisine, based on the healthy Mediterranean diet.

The high quality of life is without doubt one of Cyprus' most attractive attributes. Indicatively, the island was ranked as the 5th best relocation destination worldwide by the 2013 Knight Frank Global Lifestyle Review.

Besides its natural beauty, Cyprus offers a highly valued safe environment, with low stress levels and crime rates, ideal for a peaceful family life.

Acknowledging the island's safety and security standards, ValuePenguin has ranked Cyprus 5th worldwide and 1st among smaller Countries in its Safest Countries in the World study for 2015.

English is widely spoken on the island, while most people are bilingual. The country offers excellent multilingual educational institutions, where courses are taught in English, French, German, Russian, Italian, Armenian and other languages.

The island benefits from an advanced and modern infrastructure, that makes day-to-day life easy, cost-effective and efficient.



Nicosia

Nicosia (Lefkosia) and its surrounding region combines the heartbeat of the island's commercial and businesses centre with a rich history, and rural surroundings where escape is possible in a naturally beautiful and green environment.

The capital itself is steeped in history and culture, with a charming old city surrounded by massive Venetian walls, and the island's largest concentration of museums, art galleries and religious and historical monuments, that all tell wonderful stories of the island through the ages.

Cosmopolitan, glamorous and bustling, the capital of Nicosia is uniquely comprised of an ancient, walled city and a

modern, fast-paced metropolis that is the epicentre of the island's business and commercial activity.

There is no end to the options that Nicosia provides, blending the current with the traditional. Its retail experience ranges from town centres and malls to traditional shopping quarters of winding streets. Its leisure and nightlife is a mixture of the popular and exclusive, with trendy bars that nestle amidst old, historically rich monuments.

A wealth of interesting galleries and museums mix with fun entertainment for all the family. And its selection of cuisine is equally as diverse as its overall character.

As you leave the city and enter the rural areas of the region, a different world unfolds; tranquil and picturesque, stretching across countryside and mountain villages, and offering further pursuits such as hiking and cycling in traditional surroundings.

The many layers of Nicosia's various attractions and features make it the island's capital in every sense.



Availability

VILLA	PLOT #	BEDROOMS	BATHROOMS	INTERNAL AREA	COVERED VERANDA	TOTAL COVERED AREA	UNCOVERED VERANDA	PLOT AREA	GARAGE AREA	BASEMENT	POOL	PRICE €
Daphne	379	4	4	TBA	TBA	TBA	TBA	762	TBA	Optional	Included	TBA
Nephele	387	4	4	TBA	TBA	TBA	TBA	862	TBA	Optional	Included	TBA
Phoebe	388	4	4	334	50	384	452	705	43m2 (2)	Optional	Included	SOLD
Atlantia	389	4	4	313	34	347	408	681	45m2 (2)	Optional	Included	AVAILABLE
Dryope	390	4	4	309	32	341	415	681	43m2 (2)	Optional	Included	AVAILABLE
Melinoe	391	4	4	TBA	TBA	TBA	TBA	884	TBA	Optional	Included	TBA



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